

# Quarterly Coffee & Conversation Minutes

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**21 February 2026 / 9:00 AM**

## **ATTENDEES**

Lisa Bryan, John & Lois Petersen-Kelley, Ben Mitchell, Laredo, Terry Norton, Diana Quattlebaum, Mr. & Mrs. Fenton-Hart

## **NOTES**

**Meeting called to order at 9:00am**

### **RV Storage Area Update:**

**The Board is currently working on adding paving pavers to the RV storage area. During this process, we have encountered difficulty locating the owners of several items stored in the area.**

**The sign posted on the front gate clearly states that all items must be registered with the HOA. In order to bring the area into compliance:**

- The Board will be ordering abandoned vehicle stickers.**
- The Board will work with local Police Department (PD) to tow unauthorized or unregistered items at the owner's expense.**

**Homeowners using the RV storage area are reminded to ensure their items are properly registered with the HOA.**

### **Sidewalk Accessibility:**

Concerns were raised regarding bushes, shrubs, and trees overgrowing onto sidewalks.

Homeowners are reminded to trim vegetation to ensure sidewalks remain clear and accessible for pedestrians, including children, strollers, and individuals with mobility needs.

### **USPS Delivery Issues:**

There continue to be issues with mail being delivered incorrectly by the United States Postal Service (USPS).

If you experience delivery problems, please contact USPS directly or submit a complaint online to ensure the issue is properly documented and addressed.

### **City of Florence Code Enforcement:**

The City of Florence has been actively conducting code enforcement in the area and has been seen driving through the neighborhood. Residents are encouraged to ensure their properties are in compliance with city codes.

### **Culvert Maintenance:**

Laredo suggested reaching out to have the culverts cleaned out again to help with drainage concerns. He agreed to take the lead on coordinating this effort.

### **OnX Backcountry App:**

Ben demonstrated the OnX Backcountry app when we were trying to figure out a home in question (226 High Meadows Court) during the meeting. The app lists property ownership information and parcel details. It was suggested that Ben and Lisa utilize the app to quickly and easily access owner names and house numbers when needed.

Terry Norton made a motion to reimburse Ben and Lisa \$50 each (half of the app's cost). Lois seconded the motion.

The motion carried unanimously.

### **226 High Meadows Court:**

This home has been foreclosed on and is now owned by the bank; the owners have been evicted, and the bank is aware of the numerous covenant violations with the property.

### **City of Florence Master Plan:**

The City of Florence has adopted a new Master Plan. The plan states that all homes in High Meadows are designated as single-family residences only. Residents are encouraged to review the City's website for additional details.

The Florence Master Plan can be accessed by clicking the following link:

<https://www.cityofflorenceco.gov/city-of-florence-master-plan>

Thank you to all who attended and participated in the discussion.

The meeting was adjourned at 10:00 AM.